

Date: 4 December 2024
Application: 242977



**WOKINGHAM
BOROUGH COUNCIL**

WBC Drainage

Development Management &
Compliance

P.O. Box 157

Shute End, Wokingham

Berkshire, RG40 1BN

Tel: (0118) 974 6000

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Dear WBC Drainage,

Full Planning Approval Consultation

Application Number: 242977

Applicant: Mr and Mr Thomas Roberts (Senior and Junior)

Site Address: 22a and 22b Barkham Ride, Barkham, Wokingham, RG40 4EU

Parish: Barkham

Grid Reference: Easting - 478931, Northing - 165736

Type of Development: Minor Dwellings (1-9)

Proposal: Full application for the proposed erection of 2 no. dwellings with car ports following demolition of the existing 2 no. dwellings and removal of storage yard, plus relocation of the site access and associated landscaping.

Case Officer: Connie Davis

Development Management has received the above application and we require your comments on the proposal using the recommended memorandum below. The documents associated with this are available to view in NEC DM using the application number 242977. Alternatively, public documents are available to view on the Council's planning application search page: [Wokingham Borough Council Online Planning](#).

Please index your response into NEC DM against the application. If you are recommending conditions, you should give a reason with reference to relevant policies. A list of standard conditions can be found on the Z Drive at: [Z:\Standard Planning Conditions](#).

Your observations are required in respect of this application within **10 working days** of the above date or **15 working days** if the development type is classed as a major development.

Yours sincerely,
Development Management & Compliance

MEMORANDUM

From:	NT		
Service	WBC Drainage	App No:	242977
Address:	22a and 22b Barkham Ride, Barkham, Wokingham, RG40 4EU.		
Proposal:	Full application for the proposed erection of 2 no. dwellings with car ports following demolition of the existing 2 no. dwellings and removal of storage yard, plus relocation of the site access and associated landscaping.		
Type of Development:	Minor Dwellings (1-9)		
Site Visit Made:	No		

Summary Of Recommendations

- ☐ No comment
- ☐ No objection
- ☒ No objection subject to conditions (and reasons) **stated below**
- ☐ Request further information before determination as **stated below**
- ☐ Objection due to the reason(s) **stated below**

Comments On Proposal

LLFA received this Full application for the proposed erection of 2 no. dwellings with car ports following demolition of the existing 2 no. dwellings and removal of storage yard, plus relocation of the site access and associated landscaping on 4th december 2024.

Lanmor consulting provided drainage strategy ref .no. 241868/FRA&DS/LB/RS/01. LLFA has no objection but recommend conditions below.

1. Detailed Surface Water Drainage Scheme Approval

Development must not commence until a detailed surface water drainage scheme, designed in accordance with the principles of Sustainable Drainage Systems (SuDS), has been submitted to and approved by the Local Planning Authority. The scheme should include:

- Evidence of infiltration testing and the viability of proposed systems (e.g., deep-bore soakaways).
- Calculations demonstrating the system's capacity to manage surface water runoff for all storm events up to the 1 in 100-year event plus 40% climate change allowance.

- Layout plans showing drainage features such as attenuation tanks, soakaways, and permeable paving.

2. **Maintenance and Management Plan**

Prior to commencement, a management and maintenance plan for the proposed surface water drainage system must be submitted and approved. This plan should include:

3. **Surface Water Discharge Restriction**

Surface water runoff discharge rates from the site must not exceed pre-development rates. Any outfall rates should be restricted in accordance with approved discharge limits and demonstrated in the final design.

These conditions ensure that surface water drainage is properly designed, maintained, and monitored, reducing flood risks and securing sustainable water management for the development.

Conditions & Reasons (if required)			
Date:	05/12/2024	Signed:	NT